



Lake County Planning Commission 2017

The Lake County Planning Commission and the Board of County Commissioners entered into a MOU August 30, 2012 to provide for the staffing needs of the Planning Commission through the Lake County Planning & Community Development Office.



Planning Commission Meetings are generally held the last Tuesday of the month at 5:30 p.m. in the Planning & Community Development Conference Room.

Email at Planning@lakecountyohio.gov

See Dates & Submission Time Schedule on website at: www.lakecountyohio.gov



Appropriations and Expenditures

| APPROPRIATIONS & EXPENDITURES 2017 | | |
|------------------------------------|-----------|------------|
| TOTAL APPROPRIATIONS | \$336,174 | |
| EXPENDITURES: | | % of Appr. |
| Salaries, Benefits | \$173,399 | 51.58 |
| Supplies & Subscriptions | \$2,284 | 0.68 |
| Travel, Mileage | \$740 | 0.22 |
| Contract Services | \$3,776 | 1.12 |
| Sub-Grantee Projects | \$119,334 | 35.50 |
| Equipment | \$77 | 0.02 |
| Postage, Printing | \$2,045 | 0.61 |
| Professional Dues | \$637 | 0.19 |
| Software & Info Tech | \$1,830 | 0.54 |
| Other Expenses | \$10 | 0.00 |
| Total Expenditures | \$304,132 | 90.47% |
| Remaining Balance | \$320 | |

| REVENUES 2015-2017 | | | |
|----------------------------|----------|----------|----------|
| | 2015 | 2016 | 2017 |
| State Grants | \$ 260 | \$ 0 | \$ 0 |
| Contract Services | 1,077 | 275 | 0 |
| Lot Splits | 3,400 | 4,500 | 6,600 |
| Subdivision Permits | 10,845 | 7,685 | 24,995 |
| Services | 0 | 214 | 133 |
| Public Officials Directory | 836 | 939 | 672 |
| Xerox Fees | 315 | 21 | 293 |
| Total Revenue | \$16,733 | \$13,634 | \$32,693 |



Lake County Planning Commission 2017

ORC 711.10, 711.131 and 711.133 have given the the Lake County Planning Commission the ability to administer subdivisions in the townships of Lake County.

LAKE COUNTY PLANNING COMMISSION MEMBERS
.....
Tim Brotzman
Chair
Ivan Valentic
Vice-Chair
David Radachy
Secretary
Geraldine Hausch
Historian (8-29-17)
.....
Susan Hanna
(9-12-17)
Geraldine Hausch
(1-1-17 to 8-14-17)
Pamela Kurt
Vanessa Pesec
Walter Siegel
Richard Terriaco
(2-9-17)
Jerry Cirino
John Hamercheck
Daniel Troy
Rudy Veselko III
(9-12-17)



Lake County Planning Commission Activity

Subdivision Review

Items Reviewed by the Planning Commission:



- The Final Plat and Improvement Plans for Concord Ridge Phase 6, Concord Township were approved.
- The Resubmitted Final Plats for Summerwood Phase 3A-F, Concord Township were approved.
- The Final Plats and Improvement Plans for the Estates at Kalley Farms Phase 2 and Phase 3, Painesville Township were approved.
- The resubmitted Preliminary Plan for Quail Hollow No. 11 was approved.
- The Final Plats and Improvement Plans for Quail Hollow No. 11 Phase 1 and Phase 2 were approved.
- The Preliminary Plan for Fairway Pines Subdivision, Painesville Township was approved.
- The Final Plat and Improvement Plans for Fairway Pines Phase 1 were approved.
- The Final Plat and Improvement Plans for Ashbury Pointe in Painesville and Concord Townships were approved.

Proposed Sublots

- 257 new proposed sublots were added in the approval process. There are 483 proposed sublots currently in the approval process.

Recorded Subdivisions

- Seven subdivisions were recorded. 68 sublots were added to the tax roll.

Minor Subdivisions

- Staff Reviewed 71 minor subdivisions. This is the highest number of minor subdivision reviews performed since 2005. It is 23 more reviews than the 47 reviews performed in 2016.
- 37 new lots were added to the property tax roll in 2017 through the minor subdivision process.
- Staff reviewed and approved 34 other minor subdivision land transfers.

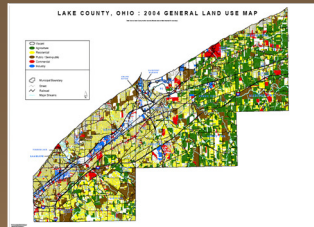
Addresses

Twenty-seven addresses were issued for lots in the four townships and two addresses were issued in Kirtland Hills.



Lake County Planning Commission 2017

ORC 519.12 E requires the local zoning commissions to seek a recommendation from the Lake County Planning Commission when there is a text amendment or a district amendment.



LAND USE & ZONING COMMITTEE MEMBERS

Christopher Bernard
Richard Constantine
Lora Diak
Anthony Falcone
Thomas Hill
6-27-17
Jeff Kenyon
1-1-17 to 1-20-17
Aven Malec
Steve McKee
8-20-17
Richard Morse
1-1-17 to 1-12-17
Hiram Reppert
6-27-17
Richard Terriaco
Ivan Valentic



Land Use and Zoning Activity

The five Lake County Townships submitted requests for recommendations on text or districts amendments during the months of April, May, June, July and December. The Land Use and Zoning Committee met in April, May, June and December. They did not meet in July because the cases did not warrant a meeting.

Types of Zoning Amendments Reviewed by Staff

Text Amendments are changes to the language of the township zoning resolutions. This could be as small as one word or as large as the whole resolution. District Amendments are changes to the Zoning Map of the townships.

| COMMUNITY | TEXT | DISTRICT | TOTAL |
|----------------------|-----------|----------|-----------|
| Concord Township | 35 | 2 | 37 |
| Leroy Township | 1 | 0 | 1 |
| Madison Township | 1 | 3 | 4 |
| Painesville Township | 7 | 1 | 8 |
| Perry Township | 1 | 1 | 0 |
| TOTAL | 45 | 7 | 52 |

Land Use & Zoning Committee

- Richard Terriaco (Concord Township) completed his fifth term on the Committee and he was re-appointed for his sixth term.
- Richard Constantine (Painesville Township) completed his second term on the Committee and he was re-appointed for a third term.
- Richard Morse (Painesville Township) resigned for health reasons on January 12, 2017. Mr. Morse served 18 years on the Land Use and Zoning Committee.
- Jeff Kenyon (Leroy Township) resigned for personal reasons on January 20, 2017. Mr. Kenyon served 8 years on the Land Use and Zoning Committee.
- Ivan Valentic (Concord Township) resigned on February 13, 2017 because he was appointed to the Planning Commission. Mr. Valentic served 3 years on the Committee.
- Thomas Hill (Painesville Township) was appointed to the Committee on June 27, 2017.
- Hiram Reppert (Concord Township) was appointed to the Committee on June 27, 2017.



Lake County Planning Commission 2017

The Lake County Planning Commission operates per ORC 713.22 and consists of eleven members. There are eight appointed members and three Lake County Commissioners.



PLANNING & COMMUNITY DEVELOPMENT STAFF ASSIGNED TO THE PLANNING COMMISSION

David Radachy
Director

Joseph Rose
Planner 1

Ann Myers
Office
Coordinator

125 E. Erie Street
Painesville, Ohio
44077

440-350-2740

Office Hours
Monday - Friday,
Excluding Holidays
8:00 a.m. to
4:30 p.m.

Community Zoning Assistance

Staff has worked with several communities on planning and zoning issues this year.

Fairport Harbor Village and the Lake Planning and Community Development Office entered into an agreement to provide planning services. Over the past year, staff has assisted the Village in revising the zoning code to allow for new housing and in the review of a subdivision. They also helped in the review of site plans for an apartment complex and provided zoning information.

Ashtabula County and the Planning and Community Development Office have entered into an agreement for staff to review subdivisions and perform zoning reviews required by ORC 519.12. Over the past year, staff has reviewed subdivision plans and zoning recommendation cases. Staff also provided zoning advice on several zoning codes.

The Planning Commission and its staff continue to assist the townships of Lake County in reviewing and making recommendations on zoning change issues at their request. We also help them to shape new ideas into well-planned regulations for their zoning resolutions such as riparian setbacks, home occupations, and signs. Staff assisted Leroy Township with their comprehensive planning.

Lake County Planning Commission

The Planning Commission members appointed or reappointed to the Lake County Planning Commission in 2017 are:

| | |
|-------------------|------------------------------|
| Richard Terriaco | Appointed February 9, 2017 |
| Walter Siegel | Reappointed August 14, 2017 |
| Susan Hanna | Appointed September 12, 2017 |
| Rudy Veselko, III | Appointed September 12, 2017 |

The members chose to add a new position on the Planning Commission, Planning Commission Historian. Geraldine Hausch was elected to this position at the August 29, 2017 meeting and she accepted the responsibility.

We will greatly miss long-time member Richard Morse who retired from the Planning Commission on January 31, 2017 and passed away shortly afterwards. Richard Terriaco, Mr. Morse's alternate, was appointed to replace him.

Planning and Community Development Staff

Our Office Administrator/Manager, Elaine Truesdell, retired January 7, 2017. Ann Myers, Administrative Assistant, will add Elaine's office duties, including department finances, to her responsibilities and is now Office Coordinator.